



Administrative Alternates



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i>	OFFICE USE ONLY
Section(s) of UDO affected: Sec 1.5.6.D, 1.5.9.C, & 1.5.10.D Provide an explanation of the alternate requested, along with an applicant's statement of the findings <small>See Attached Explanation</small> Provide all associated case plan numbers including zoning and site plan: SR-98-16	Transaction Number

Property Address 201 Michael J Smith Lane		Date 1/19/17
Property PIN 1723-58-0757	Current Zoning OX-3-PL	
Nearest Intersection Michael J Smith Lane and Carl Sandburg Ct		Property size (in acres) 18.3
Property Owner Holly Hill Hospital	Phone (912) 250-7183	Mail 3019 Falstaff Road
	Email michael.mcdonald@uhsinc.com	
Project Contact Person Will Crunk	Phone (615) 873-1795	Mail 1894 General George Patton Dr, Suite 600 Franklin, TN 37067
	Email will@crunkeng.com	
Property Owner Signature 	Email michael.mcdonald@uhsinc.com	
Notary Sworn and subscribed before me this <u>18</u> day of <u>January</u> , 20 <u>17</u>	Notary Signature and Seal  <div style="border: 1px solid black; padding: 5px; text-align: center;"> THERESA HAWKES NOTARY PUBLIC WAKE COUNTY, NC My Commission Expires 8-11-2019 </div>	

Administrative Alternate #1
UDO Section 1.5.6.D – Build-To Requirement

The new behavioral health hospital is being proposed on the same site as an existing children's behavioral health hospital. The existing building on the site was constructed in 2014 prior to the new UDO code and does not meet the current Build-To requirements. Based on our current zoning, OX-3-PL, the build-to requirements for our site are for Primary streets 0 to 100-ft from right-of-way with building taking up 50% of width and a side street build-to of 0 to 100-ft from right-of-way with building taking up 25% of width.

Due to the placement of the existing building on the site, and along with the presence of a stream with buffer zones and floodplain, there is a very limited area that a new building can be placed on the site. The proposed location for the new building is to the south of the existing building. The building has been placed within the primary Build-To area, meeting the UDO requirement based on Section 3.4.2.C.b., however, the building cannot be placed within the side street (Southgate) Build-To area due to the stream buffers and floodplain. See enclosed site plan showing the proposed building location.

Section 1.5.6.D – Administrative Alternate Findings

1. The side Build-To area along Southgate Blvd is mostly undevelopable due to the stream buffers and floodplain. A large mature stand of existing trees provides the intended harmonious street edge that meets the intent of the Build-To requirements. The placement of the new building within the primary Build-To area also established the street edge for the developable area where building can physically be placed.
2. This property is not located within a 2030 Comprehensive Plan Area, but is located within a City Growth Center as defined by the 2030 Comprehensive Plan. The proposed site conforms with the Comprehensive Plan by providing an urban/hybrid street edge through the placement of the new building and use of existing trees.
3. The placement of proposed building does not negatively alter the character-defining street wall due to the amount of existing trees that establish the street edge. The existing placement also does not conflict with the existing built context of surrounding properties.
4. The percentage of building that occupies the Build-To area does not negatively impact pedestrian access to the site or along the right-of-way, due to the placement of the building 27.8-ft from the right-of-way. This leaves the established mature trees to keep the street edge context.
5. The site area within the side Build-To area where the building is not able to be placed is covered by mature trees that lie within a stream buffer and floodplain areas. The area immediately behind the new building are fenced outdoor activity areas for the patients using the building. The existing trees that are to remain are an outdoor visual amenity area, although it will not be accessible from the site.

Administrative Alternate #2

UDO Section 1.5.9.C – Transparency

The proposed building faces two street right-of-ways, Michael J Smith Lane to the west and Southgate Blvd to the south. The transparency requirements for our site, per the UDO code, have been met on the west building elevation that faces Michael J. Smith Lane. The south building elevation has 9% transparency on the first, second and third floors which does not meet the transparency requirement.

The proposed use of this building is for behavioral health treatment. The interior building requirements unique to behavioral health prevent the use of glass and other transparent elements that could be used to meet these requirements. These facilities require outdoor activity areas for patient use that are securely fenced and obscured from public view. These outdoor areas are along the south building face. The placement of these areas prevents the use of glass sufficient to meet the transparency requirements on the south building face. Patients using these outdoor areas cannot have direct views into the first floor interior spaces. This is paramount for both staff and patient safety and privacy. The second and third floors of the proposed building along the south building face are where the patient rooms are located within the building. These rooms are designed with patient safety and privacy as the main concern. The rooms provide staff visibility into the room but must limit patient's views into the outdoor activity space.

The orientation of the building and the characteristics of the site limit the visibility of the south building face toward Southgate Blvd. Between the proposed building and the street is a large area of mature pine trees that will limit the visibility of this building face.

Section 1.5.9.C – Administrative Alternate Findings

1. The intent for transparency is to lend visual interest to the street-facing building facades and to engage building occupants with pedestrians at the pedestrian scale. This south building elevation is not accessible to pedestrians on Southgate due to the amount of trees and large retaining wall between the building and Southgate Blvd. In addition, due to the amount of mature trees between the building and Southgate Blvd, the south building elevation will not be visible from the street. These trees are located in floodplain and stream buffers and will not be able to be developed or removed in the future.
2. The building conforms with the Comprehensive Plan by providing a visible building face to towards Michael J. Smith Lane that adheres to the urban street context that is part of the Comprehensive Plan. The south building face will not be visible from the right-of-way and therefore conforms to the Comprehensive Plan.
3. The south building elevation will not be visible from Southgate Blvd due to the amount of mature trees within undevelopable area along the street right-of-way. Large expanses of transparent glass in a behavioral health facility create both a safety and privacy concern. The current design offers the desired balance between access to natural light and addressing patient safety and privacy concerns.

Administrative Alternate #3
UDO Section 1.5.10.D – Blank Wall Area

The proposed building faces two street right-of-ways, Michael J Smith Lane to the west and Southgate Blvd to the south. The blank wall area requirements for our site, per the UDO code, have been met on the west building elevation that faces Michael J. Smith Lane. We are not able to meet the blank wall area standards for the south building elevation towards Southgate Blvd.

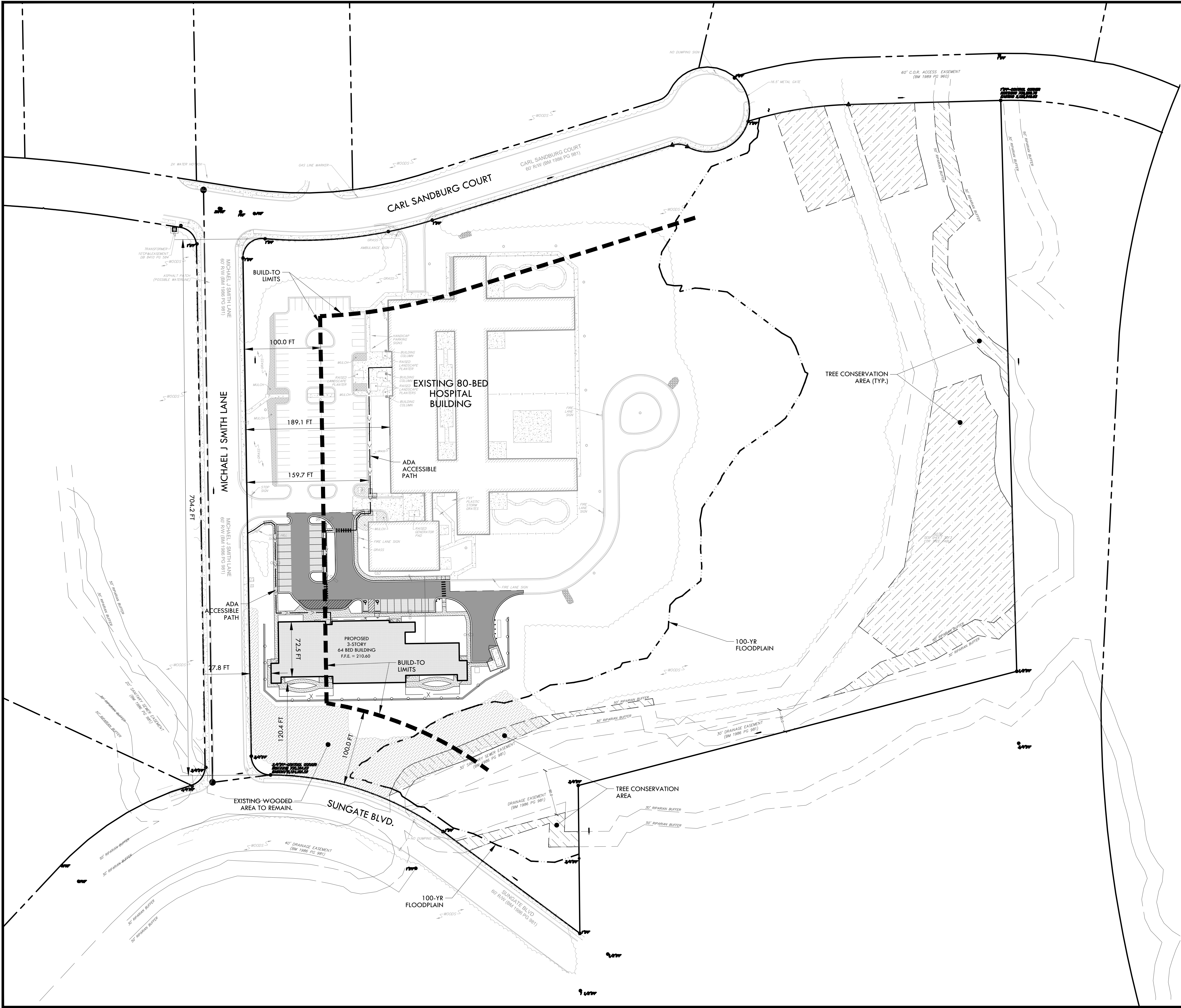
The proposed use of this building is for behavioral health treatment. These facilities require outdoor activity areas for patient use that are fenced and obscured from public view. These areas are required to be secure and safe for patients to use. With security and safety in mind it is important to limit the amount of architectural features that can be used to climb.

The orientation of the building and the characteristics of the site limit the visibility of the south building face toward Southgate Blvd. Between the proposed building and the street is a large area of mature pine trees that will limit the visibility of this building face.

In conjunction with the south building elevation being not directly visible and the location of the outdoor activity yards, the blank wall requirements do not meet the standards of the UDO for an OX district.

Section 1.5.10.D – Administrative Alternate Findings

1. The intent of the blank wall requirement is to break up large, monotonous building mass to provide architectural interest at street level. Due to the amount of mature trees between the building and Southgate Blvd, the south building elevation will not be visible from the street. These trees are located in floodplain and stream buffers and will not be able to be developed or removed in the future.
2. The building conforms with the Comprehensive Plan by providing a visible building face to towards Michael J. Smith Lane that adheres to the urban street context that is part of the Comprehensive Plan. The south building face will not be visible from the right-of-way and therefore conforms to the Comprehensive Plan.
3. The outdoor activity yards and the amount of mature trees between the building and Southgate Blvd provide elements that will offset the blank wall area provided.
4. N/A to this site.



CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM



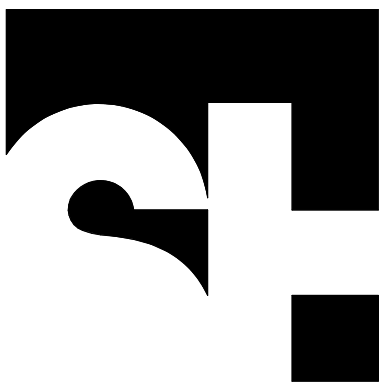
HOLLY HILL HOSPITAL
NEW 64-BED BUILDING
201 MICHAEL J SMITH LANE
WAKE COUNTY, RALEIGH, NORTH CAROLINA

No.	REVISIONS				
	DATE				

12/21/16 16009

C1.0

SITE PLAN
EXHIBIT



STENGEL HILL
ARCHITECTURE

613 WEST MAIN STREET

LOUISVILLE, KENTUCKY 40202

502.893.1875

502.893.1876 fax

Civil Engineering

Structural Engineering

Mechanical/Electrical Engineering

Foodservices Design



EXTERIOR ELEVATIONS
NEW BEHAVIORAL HEALTH HOSPITAL
HOLLY HILL HOSPITAL
RALEIGH, NORTH CAROLINA

18 JANUARY 2017
UHS1604

A7.1

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.
- ALL VERTICAL REVEALS ARE 1" X 1" UNLESS NOTED OTHERWISE.
- ALL HORIZONTAL REVEALS ARE 2" WIDE X 1" DEEP UNLESS NOTED OTHERWISE.

SECTION NOTES

- 072400.A2 EXTERIOR INSULATION AND FINISH SYSTEM (EIFS). PROVIDE REVEALS (RV) AS INDICATED ON EXTERIOR ELEVATIONS.
- 076200.A6 PREFINISHED ALUMINUM THROUGH WALL SCUPPER. SCUPPER SHALL BE ALIGNED ON CENTER WITH ROOF DRAIN. SEE ROOF PLAN AND TYPICAL SCUPPER DETAIL. SEE MECHANICAL DRAWINGS FOR SCUPPER SIDE.
- 076200.C3 PREFINISHED ALUMINUM CONDUCTOR HEAD WITH INTEGRAL OVERFLOW AND DOWNPUMP.
- 076200.C4 PREENGINEERED ALUMINUM AWNING SYSTEM FROM CAPITAL AWNING & RAMP. PROVIDE ATTACHMENT TO BUILDING CONSIDERING EXTERIOR INSULATION FINISH SYSTEMS STANDARD DETAIL FOR CONTINUOUS INSULATION.
- 133419.A1 STEEL WELDED WIRE FENCE AND GATE SYSTEM. EXTERIOR WALL MOUNTED LIGHT FIXTURE INSTALLED AT 12'-0" A.F.F. UNLESS NOTED OTHERWISE.
- 323123.A1 MECH.A4 ROOFTOP MECHANICAL UNIT.
- ELECT.A8 MECH.B3 MECHANICAL LOUVER.
- MECH.B7 HOSE BIB.

TRANSPARENCY CALCULATIONS: ZONE OX

3RD FLOOR: REQUIRED: WALL AREA: CALCULATION FACTOR: 100/1206+ OPENING AREAS: RIBBON WINDOW: 167.52 X 1+ PUNCHED OPENINGS: 24.92 X 5+ OPENINGS TOTAL: TRANSPARENCY: 292.12 X 0.083+ 20% 1206 SF 0.083 167.62 SF 124.6 SF 292.12 SF 24%
2ND FLOOR: REQUIRED: WALL AREA: CALCULATION FACTOR: 100/1206+ OPENING AREAS: RIBBON WINDOW: 129 X 1+ PUNCHED OPENINGS: 24.92 X 5+ OPENINGS TOTAL: TRANSPARENCY: 253.6 X 0.083+ 20% 1206 SF 0.083 129 SF 124.6 SF 253.6 SF 21%
1ST FLOOR: REQUIRED: WALL AREA: ELEVATION WIDTH X 12'-0" CALCULATION FACTOR: 100/965+ OPENING AREAS: RIBBON WINDOW: 298 X 1+ DOORS: 28.87 X 2+ OPENINGS TOTAL: TRANSPARENCY: 253.6 X 0.10+ 33% 965 SF 0.10 298 SF 57.74 SF 355.34 SF 35.5%

BLANK WALL
REQUIRED:
HORIZONTALLY
AND VERTICALLY.
PROVIDED:
30'-0" MAXIMUM MEASURED
AND VERTICALLY.
27'-8" MAXIMUM MEASURED HORIZONTALLY

04 EAST ELEVATION

A7.1 18' x 1'-0"

03 WEST ELEVATION

A7.1 18' x 1'-0"

02 SOUTH ELEVATION

A7.1 18' x 1'-0"

01 NORTH ELEVATION

A7.1 18' x 1'-0"